

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



OXFORD STREET, CAVERSHAM
READING, RG4 8HN
£1,600 pcm

Offered to the market this two double bedroom terrace house situated in Central Caversham, within a 25 minute walk of Reading train station. Benefiting from two receptions, bonus loft room. Enclosed rear garden and on road permit parking. Offered part-furnished or unfurnished and available now.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £369.23 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1846.15 (based on the advertised rent)

EPC Rating: C - Council Tax Band: C

Please contact us for further information or visit our website www.farmeranddyer.com

LOUNGE

12'11" (3.94m) x 12' (3.66m)

Front aspect bay window, laminate flooring, radiator and feature fireplace

**DINING ROOM**

12' (3.66m) x 12' (3.66m)

Laminate flooring, under stairs storage cupboard, rear aspect window and door to;

**KITCHEN**

With a range of base and eye level units with appliances including dishwasher, washer / dryer, fridge / freezer, gas hob and electric oven. Door to rear garden and door to;

BATHROOM

Comprises low level wc, basin and bath.

BEDROOM ONE

12' (3.66m) x 10'11" (3.33m)

Front aspect window, laminate flooring, radiator and paddle steps leading to the bonus loft room



BEDROOM TWO

12'2 (3.71m) x 12' (3.66m)

Rear aspect window, radiator and laminate flooring



BONUS LOFT ROOM

12'4 (3.76m) x 11'11 (3.63m)

Laminate flooring and eave storage



GARDEN

Low maintenance courtyard garden with shed



PETS BY NEGOTIATION

Small pets considered by negotiation at an additional £25 per pet.

SCHOOL CATCHMENT

Thameside Primary School & Highdown Secondary School

COUNCIL TAX

Band C

PROCEDURE

To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £48,000

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

To view the full EPC for this property, you can access the national database with the following web address:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN
For guidance only

